



July 5, 2018

Honorable Members of the West Hartford Town Council  
Town of West Hartford  
Town Hall  
50 South Main Street  
West Hartford, CT 06107

Re: Amendment Review  
Prospect Plaza Shopping Center- 18 Kane Street West Hartford, CT 06101

Dear Honorable Members of the Town Council:

Application is hereby filed on behalf of Prospect Plaza Improvements, LLC ("Owner") of 18 Kane Street West Hartford, CT 06101. The Applicant proposes to renovate the façade at the outparcel premises located at the above referenced site; premises consisting of two (2) retail units ("Premises"). The façade renovation will include installation of new EIFS pilasters & bases detailed to match masonry columns at the larger shopping center, new EIFS finish canopy sign bands and trim, new metal coping, painted brick, and new exterior sconce light fixtures and metal pergolas to match the larger shopping center. This letter is accompanied by plans for your review as required. ("Application").


The original façade renovation was completed at the main shopping center in 2016-2017. The original plan was approved by the Design Review Advisory Committee ("DRAC"). However, adjustments have been made to the aesthetic, material, and location, so a revised request is being submitted for review and approval. The Applicants assert that the proposal and request before you to renovate the façade will be an improvement to the Premises and an asset for the West Hartford community.

#### **OVERVIEW OF PROPOSAL**

The center was originally constructed in the 1970's. The existing Premises is a one-story building and is 3,806 square feet. Prospect Plaza Improvements, LLC proposes aesthetic façade upgrades including removal and installation of new tenant signage, new sconce lighting, EIFS, and roof coping. If this Application is approved, the Applicants propose to execute on plans submitted for review in a timely fashion to upgrade the façade.

The application fee and information required pursuant to the Zoning Ordinance, are enclosed.

Best,

By:   
Monique N. Carter  
Project Manager- Construction  
DLC Management Corp.  
a/a/f Prospect Plaza Improvements, LLC



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List of Enclosures

(a)  
Owner's Application Letter Per Code 177-44C (1) (a)

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West Hartford, CT 06107


Re: Special Development District Amendment Application  
Prospect Plaza Shopping Center- 18 Kane Street West Hartford, CT 06101

Dear Mayor Slifka and Honorable Members of the Town Council:

Prospect Plaza Improvements, LLC as owners in the fee of the property located at 18 Kane Street, West Hartford, CT 06101. The property is the subject of the above referenced application to approve the façade renovation plan changes to the outparcel building as noted in the application, as set forth in the documents and plans filed within the application.

This letter is provided to indicate owners' consent to and participation in, the filing and processing of said application.

Best,

  
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Monique N. Carter  
DLC Management Corp.  
Project Manager- Construction  
a/a/f Prospect Plaza Improvements, LLC